

Washington's Growth Reflected in Real Estate and Building News

PLANS FINE HOME ON 24-ACRE TRACT 8-STORY BUILDING NEARLY COMPLETE

H. P. Erwin Buys Picturesque Site Near Pierce's Mill. Other Projects.

Henry Parsons Erwin of this city has purchased twenty-four acres of land just north of Pierce's mill near Rock Creek, where he plans to erect an imposing home, it was disclosed today. At the same time plans for a number of other fine residential operations in this sylvan section, bordering Rock Creek Park, were revealed by the announcement of property sales there.

Site to Be Landscaped.
The hill acquired as a site for the Erwin home is bounded on the south, east and west by Rock Creek Park. It is approached by a steep wooded path, and is intersected by a bridge. Linnean avenue has just been opened to the hill.

The ground was purchased from the Pierce Shoemaker estate through E. S. Newman, trustee; the consideration was not stated. Other prospective home builders, in addition to Mr. Erwin, have recently bought sites in this vicinity from the Shoemaker estate.

Other Purchases Reported.
George W. White has obtained a site on Upton street within two squares of Connecticut avenue, comprising an acre and a half of land.

Henry Berliner has an acre on Tilden street near the home of Mr. Newman.

Former Senator Thomas Gore of Oklahoma has acquired three and one-half acres on Broad Branch road near the estate of Dr. Edward Metz.

John H. Bartlett, second assistant postmaster general, is the owner of two and one-half acres adjoining Mr. White's property.

Arthur Moses has bought three acres on a hill adjacent to Burlington avenue.

Dr. A. E. McLaughlin of the public health service is another home site purchaser.

Value Approximately \$150,000.
Approximately \$150,000 worth of land formerly included in the Shoemaker estate, has been disposed of to local buyers within the past few months.

All of those who have obtained title to sites in this locality intend soon to erect homes, it is understood. The contour of the land and its conformity to the scenery familiar to visitors in Rock Creek Park make the sites well adapted to landscaping schemes devised by the potential builders and enhance the property for residential purposes, it is pointed out.

The first keyless watch is said to have been made by a Frenchman in the year 1754.

Work Moves Rapidly on Structure at West Side of Lafayette Square.

Work on the eight-story home for the Institute for Economics and the Institute for Government Research, on the west side of Lafayette Square near H street, is nearing completion. Details of the building and the uses to which it will be put were made public today by Robert S. Brookings, chairman of the Institute for Government Research, who is erecting the structure.

The building is within the 55-foot height limit imposed by the zoning regulations in that block, and the architect, Waddy B. Wood, is said to have kept the roof line as low as possible. In conformity with the height of the proposed home for the United States Chamber of Commerce, on the north side of the square at Connecticut avenue and H street. In order that the appearance of the two buildings, so close together, should not be dissimilar, the institute's home was constructed of the same material, so far as the exterior is concerned, as the chamber's new home, viz., Indiana limestone.

The architectural lines of the building are simple and unadorned, without ornamentation of a sort that would attract publicity to it in a business way. Mr. Brookings states that virtually all of the structure will be occupied by the two institutes with which he is affiliated and of which he was the founder. All floors above the first story will be laid out in center-lobby suites of nine rooms each. The basement will be well lighted and ventilated for use as file rooms. It has not been decided what use the main floor will be put.

Marble Entrance Lobby.
The entrance lobby will be of marble. High-speed elevators will be installed and the building will be ready for occupancy about April 1, 1923.

The building is of deep, reinforced concrete construction. All of the rooms in the building will be outside. On the north side each apartment will have a balcony overlooking Rock Creek Park.

The building will be of spandrel design reinforced concrete, fireproof throughout. The exterior design will be in Italian renaissance, composed of brown brick, Indiana limestone and ornamental terra cotta trimming and cornices.

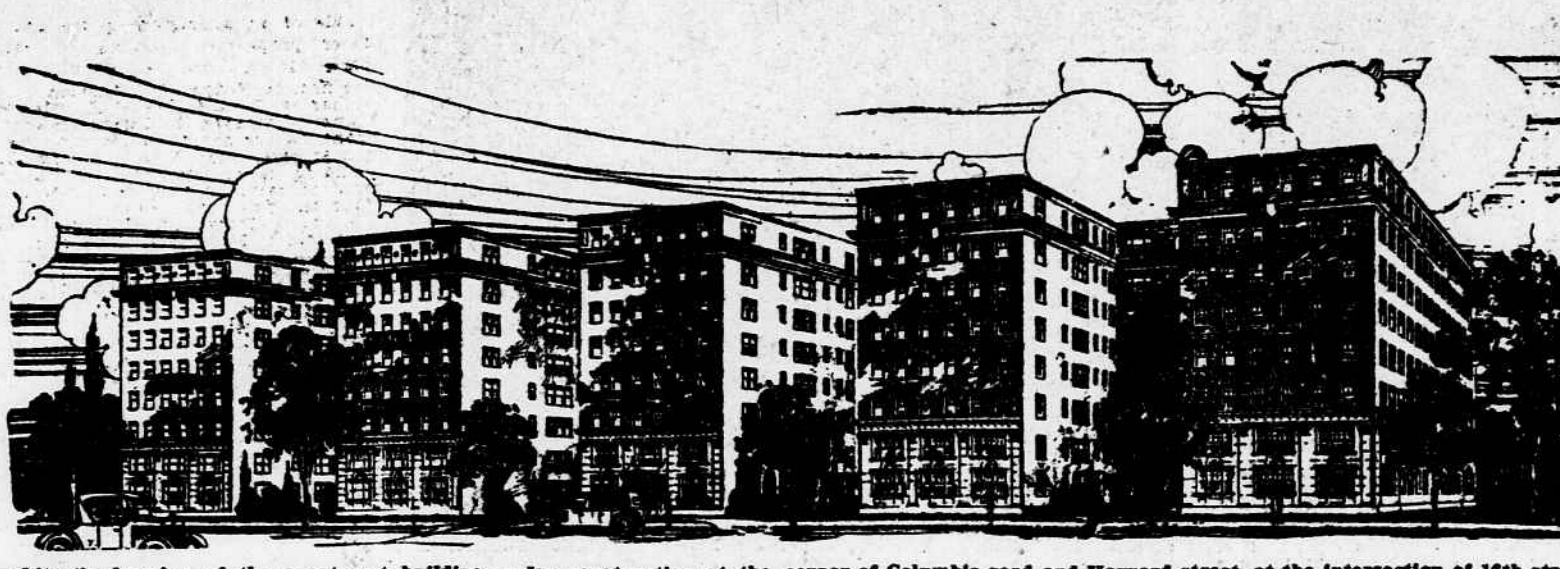
The Waller Construction Company of this city is erecting the building. It is expected that the apartment will be completed and ready for occupancy about April 1, 1923.

search will hold forth. The advice and help afforded the government by these organized bodies will thus replace the individual assistance rendered the country in the past by great statesmen who lived on Lafayette square.

Mr. Wood pointed out that Lafayette square will become the people's entrance to the White House. The President was pictured as keeping in touch with the great organizations interested in government activities through the north entrance, and carrying out his executive program with departments to the south.

Growth and Importance.
"Such as we all love tradition and regret the passing of old buildings, we cannot but see that the new order, concurrent with the nation's growth, looks forward to the establishment of Lafayette square as the 'people's forum,' where such organizations as the Chamber of Commerce and the Institute for Government Research will hold forth."

ARGONNE APARTMENT, GOING UP AT 16TH STREET AND COLUMBIA ROAD.



Architect's drawing of the apartment building under construction at the corner of Columbia road and Harvard street, at the intersection of 16th street. William S. Phillips is the principal stockholder in the owning corporation. Stern & Tomlinson are the architects.

\$2,500,000 APARTMENT BUILDING PLANNED

W. S. Phillips to Erect Eight-Story Structure on Columbia Road at 16th Street.

Detailed plans for the \$2,500,000 apartment building which is to be erected on Columbia road at 16th street, for William S. Phillips, were disclosed today by the architects, Stern & Tomlinson.

The new building, which will be known as the Argonne, will be eight stories high and will have a frontage of 422 feet on Columbia road and 110 feet on Harvard street.

It will contain 222 apartments, each apartment having bath and kitchen and the larger apartments having two baths. The main entrance of the building will be on Columbia road through a commodious lobby, the trim of which will consist of ornamental plaster walls, ceiling and columns trimmed in verde antique marble, with floor of black and white marble squares. Adjoining the lobby will be furnished parlors, lounging rooms and smoking and retiring rooms.

The office equipment will be mahogany and marble.

The apartments in the building will be served by four high-speed elevators. All of the rooms in the building will be outside. On the north side each apartment will have a balcony overlooking Rock Creek Park.

The building will be of spandrel design reinforced concrete, fireproof throughout. The exterior design will be in Italian renaissance, composed of brown brick, Indiana limestone and ornamental terra cotta trimming and cornices.

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Finance and Trade Conditions

Viewed By Roger W. Babson

Every Saturday this well known student of business is writing for readers of The Star an article interpreting industrial and investment problems.

WELLESLEY HILLS, Mass., July 8.—In discussing the general situation for the week, Roger W. Babson, the statistician, today made the following analysis of the crop outlook: "Today interest is centered around the prospective 1922 crop output. I cannot overestimate the importance of agricultural products at this time, not only as a business barometer, but as the means of restoring confidence and a higher spending power in those sections that suffered most acutely during this depression period. I have traveled through the grain and cotton areas, and know the farmer carried more than his share of the readjustment responsibilities. Yet this is history, and the farmer is looking forward with considerable optimism to probable developments during the next few years."

The outstanding feature of the June government report is that acreage of all wheat, oats and rye is 2.2 per cent less than a year ago, but the estimated yield is 17.1 per cent greater. This means that growing conditions are comparatively favorable. I have yet to witness a year where crop areas and marked price fluctuations did not materialize. Weather and insect ravages cannot be forecast, but as conditions now stand the total grain output should be about equal normal proportions. The winter wheat crop is now being harvested, the yield estimated at 2.4 per cent over 1921.

Spring Wheat Figures.
"Spring wheat figures are placed at 18.8 per cent more than a year ago, but the total grain output is in excess of the ten-year average. Nevertheless, wheat is statistically strong. Our exportable surplus for the current year was placed at 255,000,000 bushels. Actual exports for the season approached 255,000,000 bushels. The relatively large crop is entirely offset by the limited carryover. Australian and Argentine stocks are also plentiful. True, the price level of wheat is high compared with corn and oats. Wheat, however, is the nation's leader, and I would make one point clear, namely, that until Russia is again in a position to feed a great portion of Europe the price of wheat in this country will remain high."

Interest in Cotton.
"I am particularly interested in cotton. The condition is now estimated around 70, which compares with a ten-year average of 75. Last year's crop was the smallest in modern history, yet the record carryover constituted a total figure that successfully coped with the curtailed European and domestic demand. This year the carryover is nearly back to normal proportions, and a crop in excess of 11,500,000 bales is now indicated. This means that the total supply is about equal last year's figure, but the potential demand is greater."

"Europe has been taking between 3,000,000 and 4,000,000 bales annually since 1912," concluded Mr. Babson. "The pre-war figure was between 3,000,000 and 3,500,000 bales. Europe must buy raw cotton in greater quantities if she is to maintain supremacy in the finished product. With the settlement of the present textile strike, domestic consumption will be higher, not lower. Theoretically, there is a world shortage of cotton, and until the statistical position is corrected, a condition that cannot materialize for at least another year, the average price will remain as high, if not higher, than the present level."

General business, according to the index figure of the Babson chart, stands at 17 per cent below normal. This is the same as last week, and is favorable, considering the serious loss suffered through the various great labor strikes now in progress.

PLAN APARTMENT HOUSE.

Seven Detached Buildings to Cost More Than \$1,000,000.

An apartment house operation to cost more than \$1,000,000, involving seven detached buildings, at 16th and Park roads, facing Rock Creek Park, will be started shortly, it was announced today by the Morris Cafritz Company, owners.

Each building will contain apartment of two and three rooms, kitchenette and bath. All rooms will be outside.

It is Mr. Cafritz's plan to build substantial buildings that can be rented at a normal sum. A feature in each apartment will be a built-in bed, which during the day will be swung in day-storage space, provided with ventilation.

The construction department of the Cafritz Company expects to have these buildings ready by fall, it is stated.

DRIVE ON "SHORT" ICE.

The corporation counsel's office, through its assistant, Thomas G. Walsh, is conducting a campaign against short weight of ice. According to Mr. Walsh, a great many of the smaller dealers have consistently been found to be short.

Each day in Police Court sees several dealers brought in on such charges. Most cases, however, are due to non-weighting and not the intention to defraud.

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(Continued on Sixteenth Page.)

DEPICTS EVOLUTION OF HUMAN HOMES BUILDING PERMITS TOTAL \$36,000,000

Article in Fortnightly Review Describes Growth From Caves to Present.

Evolution of the human dwelling from cave-man times to the present day is depicted interestingly in a recent issue of Fortnightly Review. How houses changed from round to rectangular shape is among the points explained.

The earliest human dwellings were shelter places made by nature, as in caves, but when the progress of man had reached its Neolithic period a form of human architecture was developed and partly also by the coming with the building methods of burrowing animals," the articles states. "With the advent of the Neolithic period, man went to earth like a hunted fox, seeking warmth and refuge in pit dwellings. Why he went underground is a mystery which is explained partly by the human instinct which now recognizes the danger of the open air, and partly by the appearance of many huge animals which in earlier pre-historic times would have been hunted through the roof of a pit dwelling."

Sought Warmth in Ground.
The account follows: "Each pit was round in shape, just like the entrance to a burrow. It went downward for seven feet and sometimes for ten, and over the top a shallow tunnel was cut into the earth. The interior was plastered with clay and mud. From the bottom a tunnel ran upward to the surface and the entrance was covered with a heavy stone. The interior was divided into two parts, the upper part being the living quarters, and the lower part being the kitchen. The first century of the Christian era, for the Roman historian says that the German tribes made artificial caves in the earth covered with vast heaps of dung, so as to form in winter a shelter from cold and a storehouse also for harvests."

Through all this unimaginable period, from Neolithic times to our own, that first idea of man—his instinctive liking for rounded shapes—has gone on progressing, so that we find it in prehistoric funeral mounds, in the beehive houses in Ireland, in Roman temples dedicated to Vesta, in wheel windows of Gothic architecture, in the dome of St. Paul's Cathedral and in pleasant rooms built only the other day in France.

Greater Size Caused Change.
"Yet somehow after being the principal form in architecture for a time, the round house became a very subordinate thing, yielding to the square and oblong. Squares and oblongs denote repose and weight, while circles and rounded forms are identified with everything in the universe that suggests life, mystery, intelligence, light and heat, movement and speed and illimitable space."

"So long as the diameter of a round house did not exceed from eighteen to twenty feet, traditional methods would suffice, probably their thin walls of wattle poles plastered with clay being strong enough perhaps to bear up the rafters of a good roof; that is to say, a thatched roof, weathered at windward. But circular houses of that size were for families only. There was no room in them for a great hall, for a dining room, for a kitchen, for a parlor, and so we may suppose that when the headman of a tribe wanted a much bigger round house for his court, builders were troubled, since a labor strike now in progress."

(Continued on Sixteenth Page.)

Inspectors' Records of Last Fiscal Year Exceeded by \$17,000,000.

Building permits issued during the fiscal year just ended totaled about \$36,000,000, it is estimated from records in the office of the municipal building inspector. This exceeds the total for the preceding fiscal year by \$17,000,000.

It is estimated that approximately \$1,000,000 of the above amount went into new buildings, the remainder being expended in alterations, etc. The building boom which Washington experienced during this time has exceeded all previous construction activities, it is understood. Instead of diminishing the boom is going right ahead, at even a greater rate than several months ago, builders declare. There are still the present time nearly fifty apartment buildings in course of construction or projected, in addition to several hotels and hundreds of dwellings.

A number of new residential operations about to be started were disclosed in the permit records for the past week, as follows:

- J. King, to build two houses, 3707-3709 22d street northeast; cost, \$5,000.
- McCurdy Bros., to build garage, 3730 Georgia avenue; cost, \$20,000.
- Mitchell, to build homes, 11-1102 47th place northeast; cost, \$4,000.
- L. Koenigsberger, to build, 3749 McKinley street; cost, \$12,500.
- E. L. Phillips, to repair, 1600 21st street; cost, \$5,000.
- J. W. Terhune, to build, 3224 McKinley street; cost, \$10,000.
- A. L. Miller, to build, 1400 Madison street; cost, \$12,000.
- M. H. Hopwood, to repair, 1101 Florida avenue northeast; cost, \$2,800.
- W. F. Board, to build four stores, 5222-5228 Georgia avenue; cost, \$12,000.
- H. W. Fred and C. A. Hofferberth, to build, 4220 Blagden avenue; cost, \$14,000.
- G. F. Mikkelsen, to build, 3918 Ingarman street; cost, \$9,000.
- E. G. Grimes, to build, 2402 22d street northeast; cost, \$1,000.
- M. K. Richter, to build, 1613 Monroe street northeast; cost, \$2,500.
- C. L. Fowler, to build, 3200 7th street northeast; cost, \$5,000.
- O. L. Halsey, to build, 5729 Potomac avenue; cost, \$6,000.
- Woodward & Lothrop, to repair, No. 1 D street southwest; cost, \$2,000.
- Ben Schwartz, to repair, 920 F street northeast; cost, \$5,000.
- W. A. Dunigan, to build, 916-920 Longfellow street; cost, \$40,000.
- Young Women's Christian Association, to repair, 614 E street; cost, \$2,000.
- S. Beloff, to build store, 8th street and Rhode Island avenue northeast; cost, \$4,000.
- Wenger Bros., to build, 5512 16th street; cost, \$25,000.
- M. Levy, to build, 735-737 Rock Creek Church road; cost, \$15,000.
- B. Eyer, Jr., to build, 4417-4425 New Hampshire avenue; cost, \$30,000.
- F. P. Sheehy, to build, 3000-3002 Porter street; cost, \$15,000.
- Lauscha, to build, 3323 Fulton street; cost, \$5,000.
- Peoples' Drug Store, to repair, 741 North Capitol street; cost, \$15,000.

Recent statistics show that Japan ranks fourth in the consumption of American cotton, being surpassed only by the United States, Great Britain and Germany.

FOR SALE

New Semi-Detached Houses

2945-2947-2949-2951 Upton Street
Near Connecticut Ave.

2 stories and attic, cement front porches; 8 rooms, 4 bedrooms and 2 baths on second floor, hardwood floors, especially planned and exceptionally well built, particularly attractive. Have gas and electricity and hot-water heat.

Lot 37x147. Paved Alley

Open for inspection and salesman on premises after 10 o'clock tomorrow, Sunday

Thomas J. Fisher & Co., Inc.
Main 6830 738 15th St. N.W.

WOODRIDGE HOMES

Just North of 18th St. and R. I. Ave. N.E.
Country Homes with City Improvements

1807 Monroe St.
Detached
8 Rooms
Hot-Water Heat
Lot 40 by 126 feet
Price, \$8,950

1813-15-17-19 Monroe St.
Semi-detached
6 Rooms and Bath
Hot-Water Heat
Price, \$6,750

OPEN FOR INSPECTION
ALL HOUSES SOLD ON EASY MONTHLY PAYMENTS
OPEN SUNDAYS AND EVENINGS

H. R. HOWENSTEIN CO.
1314 F STREET NORTHWEST

Individually Built Homes

IN
Chevy Chase Park, D. C.

5820 AND 5822 UTAH AVENUE

On large lots, also facing Thirty-second street—8 beautiful rooms and 2 tiled baths; oak floors, inclosed sleeping porch, handsome fixtures. Workmanship and material of the very best. Built-in garage, open fireplace, slate roof. From every standpoint, an incomparable bargain.

\$17,000 AND \$17,500

Drive Out Sunday

Several other new houses in the subdivision are also ready for inspection—7 rooms and bath to 10 rooms and 3 baths. Drive through Rock Creek Park or out Connecticut Avenue to the Circle, and then to Thirty-second street at Rittenhouse.

Opposite Purple Iris Tea House. Open every day. Lighted until 9 p.m.

QUINTER, THOMAS & CO. EXCLUSIVE AGENTS
819 15th Street N.W. — Real Estate Financing — Main 8416

This home contains six unusually large rooms, tiled bath, large porch, fireplace, oak floors, large attic and garage. Slate roof. Attractively priced at

\$12,500

5810 UTAH AVENUE

Ashton Heights Virginia

3 Miles From White House, 22 Minutes By Trolley From 12th and Pa. Ave.

Sample House Is Completed & Ready for Your Inspection

This house will be built on a lot of your own selection. Other houses for less money; other houses for more money. Our sample house combines the conveniences and refinements of a high-class apartment with the advantages of a detached house. The finish and equipment are such as are usually found only in high-priced homes. Our houses appeal to persons of culture who do not wish to pay extravagant prices.

To Reach Ashton Heights:
1. Take Fall Church car at Mount Vernon Station, 12th and Pa. Ave. Get off at Clarendon.
2. Take bus at 36th and M, marked "Ashton Heights," and get off on our property. (30-minute schedule.)
3. By auto, cross Aqueduct Bridge at 36th and M, take second turn to right out Wilson Boulevard to Clarendon Station.
4. By auto, cross Highway Bridge, take Military Road to Fort Myer, thence via Fort Avenue and Cathcart Road to Ashton Heights.
Free autos leave 617 Bond Building every hour during the week for an inspection trip to the property.

Salesman on Property All Day Sunday

Kay-Alger Co., Inc.
617 Bond Building Exclusive Agents Main 3075